

Planning Report

Thursday, May 7, 2015

NE Quad, Subarea 5B – Northstar Retail Center

Case Summary

Agenda Item	1
Case Number	15-022FDP/CU/PP/FP
Site Location	Sawmill Road & Emerald Parkway On the west side of Sawmill Road, south of the intersection with Emerald Parkway.
Proposal	A 12,000-square-foot multi-tenant building and all associated site improvements.
Requests	<ol style="list-style-type: none">1) Review and approval of <u>a Final Development Plan</u> for all details of the proposed multi-tenant building under the Planned District provisions of Zoning Code Section 153.050.2) Review and approval of <u>conditional uses</u> for a personal service (hair salon) and for outdoor dining patios under the provisions of Zoning Code Section 153.236.3) Review and recommendation of approval to City Council for <u>a Preliminary and Final Plat</u> for the creation of two lots in accordance with the Subdivision Regulations.
Owner/Applicant	Northstar Realty; and Jackson Reynolds, Smith & Hale, LLC.
Case Manager	Marie Downie, Planner 614-410-4679 mdownie@dublin.oh.us
Planning Recommendation	<p><u>Approval of Final Development Plan with 3 Conditions</u></p> <p>In Planning's analysis, the review criteria for the final development plan, as applicable, are met with the following conditions. Approval of this proposal is recommended with three conditions.</p> <ol style="list-style-type: none">1) The applicant work with Staff to provide appropriate landscaping for the bio-retention cells, provide a phasing plan that includes the protection of plants in the basins, and connect the shrub lines being used to meet the minimum screening requirements. Plans will be required to be updated during the building permitting stage;2) The plans be updated to correctly to reflect the parking requirement; and3) The applicant work with Washington Township Fire to assure the building meets the Code requirements.

Approval of Conditional Use for Patios with 3 Conditions

In Planning's analysis, the review criteria for the conditional uses, as applicable, are met. Approval of these proposals is recommended with three conditions.

- 1) That all site furnishings be black;
- 2) That patio furniture be stored off-site during the off season; and
- 3) The applicant work with Staff to find appropriate locations for the recycle/litter bins and benches.

Approval of Conditional Use for Personal Service

In Planning's analysis, the review criteria for the conditional uses, as applicable, are met. Approval of these proposals is recommended with no conditions.

Approval of Preliminary and Final Plat with 1 Condition

This proposal complies with the final plat review criteria and approval of this request is recommended with one condition.

- 1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.



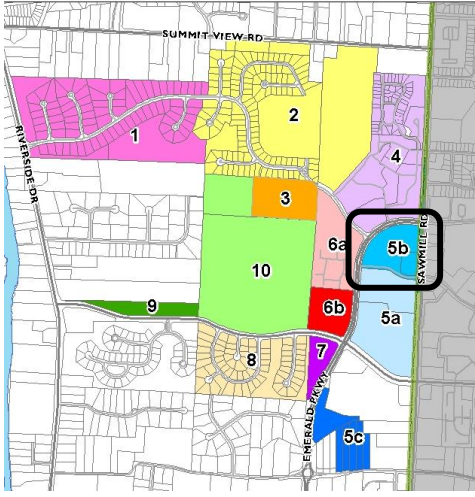
City of Dublin

15-022FDP/CU/PP/FP
 Final Development Plan/ Conditional Use/
 Preliminary Plat/ Final Plat
 Northstar Retail Outparcel
 7730 Sawmill Road

0 150 300
 Feet



Facts

Site Area	3.194 acres (FDP site), 6.293 acres (Plat site)
Zoning	PUD, Planned Unit Development (Northeast Quadrant, Subarea 5B)
Surrounding Zoning	<p>North: PUD, Planned Unit Development (NE Quad, Subarea 4, multi-family)</p> <p>South: PUD, Planned Unit Development (NE Quad, Subarea 5B) developed with a Chase Bank, farther south across Summer Drive is the Kroger Market Place Shopping Center with two outparcels and various tenants in the shopping center, in Subarea 5A of the NE Quad PUD</p> <p>East: City of Columbus</p> <p>West: PUD, Planned Unit Development (NE Quad, Subarea 6a, multi-family)</p>
Site Features	The site is currently vacant with a number of trees along the north and west proposed property lines. The site has approximately 400 feet of frontage along Sawmill Road and 460 feet of frontage along Emerald Parkway. Access is provided to the site by an existing drive off Sawmill Road located just north of the Chase Bank site, which connects through to Summer Drive. A sidewalk extends along Emerald Parkway.
Development Context	<p>The NE Quadrant Planned Unit Development District is divided into 13 Subareas, each with specific permitted uses.</p>  <p>The parcel included in this application is in Subarea 5B, which includes all of the land west of Sawmill Road, north of Summer Drive and south east of Emerald Parkway.</p> <p>Subarea 5B permits uses as listed in §153.026 Suburban Office and Institutional District, which includes personal services as a conditional use. Retail and restaurant uses are also listed in the development text as permitted uses, but are limited to the outparcels, the first of which was Chase Bank.</p>

Facts

Background

2014

The Planning and Zoning Commission and City Council approved a rezoning and final development plan for an increase to the Kroger Store in Subarea 5A.

June 10, 2010

The Planning and Zoning Commission approved a Final Development Plan/Conditional Use application for the Chase Bank and drive-thru located directly south of the site.

October 21, 2004

The Planning and Zoning Commission approved a Final Development Plan for Subarea 5A for the Kroger Marketplace store, the shopping center and outparcels. The sign requirements were brought back to the Commission for further review.

2004

The Planning and Zoning Commission and City Council reviewed and approved the rezoning and preliminary development plans for the Kroger Marketplace development in Subarea 5A. No changes were made to Subarea 5B as part of the application.

1994

The Planning and Zoning Commission and City Council approved the rezoning of 122 acres to expand the commercial uses and added 22 acres to the NE Quad Planned Unit Development. These changes impacted Subareas 5, 6, and 7.

1990

The Planning and Zoning Commission and City Council approved the rezoning of ±493 acres to the NE Quad Planned Unit Development District with 13 subareas and a variety of different uses.

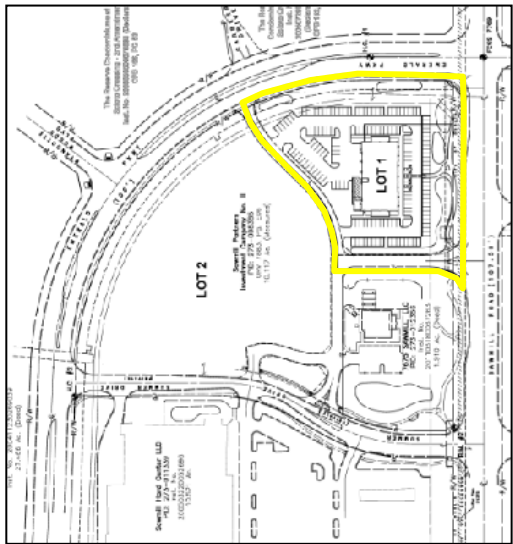
The pertinent site history has been included in the packet.

Details

Final Development Plan

Process

The final development plan includes all of the final details of the proposed development and is the final stage of the PUD process. There were no development details provided or required during the preliminary stages.

Details	Final Development Plan	
Proposal	<p>The final development plan includes a 12,000-square-foot commercial building surrounded by associated parking and two patio spaces at the north and south ends of the building proposed in the center of the site. The proposed driveway connects the interior drive to existing driveways along Emerald Parkway to the north, Sawmill Road to the east and Summer Drive to the south.</p>	 <p>The site plan shows two lots, LOT 1 and LOT 2. LOT 1 is outlined in yellow and contains a large commercial building footprint with associated parking spaces. LOT 2 is adjacent to LOT 1 and contains a smaller building footprint. The plan also shows surrounding streets including Emerald Parkway, Sawmill Road, and Summer Drive, along with various setbacks and easements.</p>
Development Standards	<p>The approved PUD development text includes specific requirements that address the zoning and development details.</p>	
Use/Density/Lot Sizes/Setbacks	<p>The development text permits uses outlined in Zoning Code §153.026, Suburban Office & Institutional District. Two outparcels are permitted within Subarea 5B and retail and restaurant uses are limited to those. The patios included in the application require conditional use approval as required in §153.026.</p> <p>Sawmill Road requires a building and pavement setback of 50 feet. Emerald Parkway requires a pavement setback of 40 feet and a building setback of 50 feet. The proposal meets the setback and density requirements in the development text which is limited to 10,000 square feet per acre. The proposed density is 3,757 square feet per acre.</p>	

Details

Final Development Plan

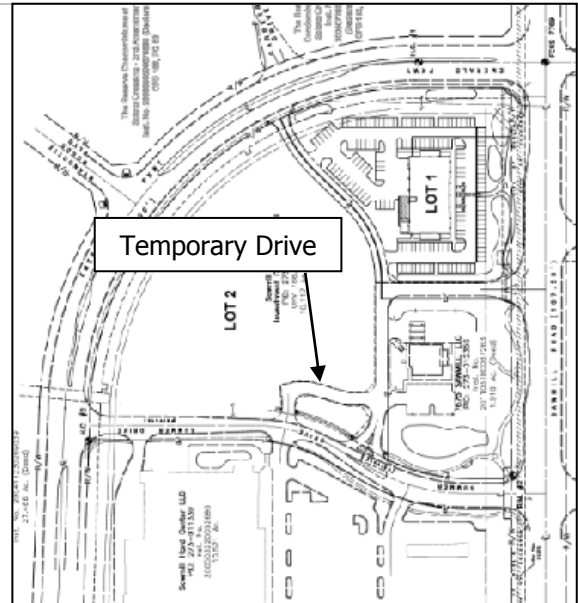
Traffic and Access

Access will be provided in various locations. There is currently a shared drive from Sawmill Road and two from Summer Drive. The proposal includes the extension of the existing internal drive from Summer Drive traveling north/south through the site.

During the review of the Chase Bank site, the Planning and Zoning Commission selected this pre-determined driveway to connect through the site. The Commission also approved a temporary drive connecting the two driveways on Summer Drive. This temporary driveway is to be reevaluated with the development of the remaining lot.

The north/south drive will connect to the existing east/west drive from Sawmill Road.

The sight distance triangle at the Emerald Parkway and Sawmill Road intersection is shown incorrectly. Plans will need to be updated accordingly and include all other intersection sight distances based on the design speed.



Sidewalks

There is an existing 5-foot sidewalk that extends along Emerald Parkway. The proposal includes the addition of a meandering 8-foot asphalt multi-use path along the Sawmill Road frontage mimicking the existing path located along the Chase Bank site.

Parking

The parking requirements are shown incorrectly on the plans. Zoning Code §153.212 requires 1 parking space per every 150 square feet of retail centers, plus 1 space for every 200 square feet of storage space. The 12,000-square-foot retail center including 1,020 square feet of patio space and 1,200 square feet of storage requires a total of 85 parking spaces. There are 151 parking spaces shown with the proposal. The plans will need to be updated to correctly reflect the parking requirement. Pervious pavement is proposed for parking spaces along the north, east and south property lines.

Details	Final Development Plan
Fire	<p>The Ohio Building Code requires that facilities be located no more than 400 feet from a fire hydrant without a sprinkler system. The floor plan does not show the fire main or indicate any fire department connection for a sprinkler system in the building. The applicant should work with Washington Township Fire to assure that the building meets the Code requirements.</p>
Architecture	<p>The development text indicates architecture is required with the same degree of exterior finish across all of the subareas and this Subarea is to reflect a more suburban office environment and be residential in character. The proposed materials and colors are consistent and coordinated with the approved architecture for Subarea 5A.</p>
Tree Replacement	<p>The Code requires trees in good or fair condition, 6 inches in caliper or above to be replaced on an inch-for-inch basis. The majority of the trees located on the site are along the northern property line. The applicant is proposing to preserve most of the healthy trees and add tree replacements to create a fencerow buffer along Emerald Parkway. Of the 90 inches (40 trees) that will be removed, 69 inches will be replaced on site with 23 trees. The remaining 21 inches will be paid through a fee in lieu prior to the issuance of building permits.</p>
Landscaping	<p>Bio-retention areas will be created to catch surface drainage from the parking areas. Two of these areas are located along Emerald Parkway and one is located to the rear of the proposed building. A prairie seed mix is proposed in these areas. Staff recommends the applicant install plants rather than seed to quickly establish coverage. Portions of the basins will need to be sectioned off to keep water from damaging plants during the establishment period. A phasing plan will need to be developed to achieve established basins by occupancy.</p> <p>The north side of the drive from Sawmill Road will be mounded and landscaped consistently with the Chase Bank site to create a balanced entry. Mounding is proposed along Sawmill Road and Emerald Parkway which is consistent with neighboring development. Evergreen shrubs will be planted along the parking areas where there are existing trees to comply with the screening requirements.</p> <p>The Zoning Code requires a continuous planting, hedge, fence or wall at a height of 42 inches along Emerald Parkway and Sawmill Road. Evergreen shrubs are proposed along Emerald Parkway and a combination of mounding and planting are shown along Sawmill Road. Along Sawmill Road the Code required screening height is not met in all locations. Staff recommends a continuous line of shrubs to create a more consistent landscape design that will meet Code. The plans should</p>

Details	Final Development Plan
	<p>be revised at the building permitting stage.</p> <p>The existing stone wall at the corner of Emerald Parkway and Sawmill Road will be preserved. Additional shrubs are proposed behind the wall and a small Oak Tree will be preserved to enhance this amenity.</p>
Signs/Lighting/Awnings	<p>Signs, lighting and awnings are consistent with Subarea 5A. Sign requirements in the development text are the same as Subarea 5A, which restricts letter height to no more than 30 inches, the graphic span to 80% of the front façade, the number of colors to three, and bronze finish for the return sides of all letters. The Planning and Zoning Commission approved three specific sign colors including Burgundy, Kelly Green and Ivory. Signs within Subarea A use internally illuminated channel letters. The tenant signs are required to be fastened into mortar joints and use three-layered color film on signs that are Burgundy or Kelly Green. Signs must meet Code in all other aspects, and will require separate permitting.</p>
Utilities and Stormwater Management	<p>A proposed 6-inch sanitary sewer service will be provided at the southeast corner of the building and will connect to an existing sanitary sewer service running across Sawmill Road. Public water service is provided with the installation of a 3-inch domestic water service and a 6-inch fire service.</p> <p>The location of the existing gas line and gas easement shown along the west side of Sawmill Road needs to be verified for the site permit. Additional existing gas lines and/or easements may be present and will need to be investigated and shown if applicable. The applicant should work with Staff to address these comments at the building permitting stage.</p> <p>This site will be required to meet the Stormwater Code and Ohio EPA regulations. This will be accomplished by installing new private storm sewer and storm structures.</p>

Analysis	Final Development Plan
Process	§153.050 of the Zoning Code identifies criteria for the review and approval for a final development plan (full text of criteria attached). Following is an analysis by Planning based on those criteria.
1) <i>Consistency with the approved preliminary development plan.</i>	Criterion met: This proposal is consistent with the requirements of the Zoning Code and the NE Quad development text.
2) <i>Traffic and pedestrian safety</i>	Criterion met: The proposal provides safe vehicular and pedestrian circulation. The applicant will need to work with Staff to provide the correct sight distance triangles for all intersections.
3) <i>Adequate public services and open space</i>	Criterion met: The proposal will have adequate public services and open space dedication is not required as part of this application.
4) <i>Protection of natural features and resources</i>	Criterion met: The site layout for the proposal places the building in the center of the site which allows for the protection of trees along the perimeter.
5) <i>Adequacy of lighting</i>	Criterion met: Lighting proposed as part of this application is adequate and consistent with the existing buildings in Subarea 5A.
6) <i>Signs consistent with preliminary development plan</i>	Criterion met: There are no signs proposed with this application. All tenant signs will be required to comply with the development text.
7) <i>Appropriate landscaping to enhance, buffer, & soften the building and site</i>	Criterion met with conditions: The applicant will need to work with Staff to provide appropriate landscaping for the bio-retention cells, provide a phasing plan that includes the protection of plants in the basins, and connect the shrub lines being used to meet the minimum screening requirements.
Condition 1	
8) <i>Compliant Stormwater management</i>	Criterion met: The proposal meets the requirements of the Code.
9) <i>All phases comply with the previous criteria.</i>	Not applicable.
10) <i>Compliance</i>	Criterion met with conditions: The plans will need to be updated to

Analysis Final Development Plan	
<i>with other laws & regulations.</i> Condition 2 and 3	correctly reflect the parking requirement. The applicant will need to work with Washington Township Fire to assure the building meets the Code requirements.

Recommendation Final Development Plan	
Approval	In Planning's analysis, the proposal complies with the final development plan criteria and the existing development standards. Planning recommends approval of this request with 3 conditions.
Conditions	<ol style="list-style-type: none"> 1) The applicant work with Staff to provide appropriate landscaping for the bio-retention cells, provide a phasing plan that includes the protection of plants in the basins, and connect the shrub lines being used to meet the minimum screening requirements. Plans will be required to be updated during the building permitting stage; 2) The plans be updated to correctly to reflect the parking requirement; and 3) The applicant work with Washington Township Fire to assure the building meets the Code requirements.

Details Conditional Use – Patios	
Proposal	This is a proposal for two 510-square-foot patios. The patios are located on the north and south ends of the proposed building and will serve future restaurant tenants. Patios are required a conditional use approval under §153.026, Suburban Office and Institutional District.
Patio Amenities	<p>The patios are proposed to be fenced with a black 48 inch aluminum fence and gate and will be consistent on both patios. Black surface mounted tables with light gray tops, light gray metal arm chairs and black umbrellas are proposed. All patio furniture and fencing will be required to be stored during the off season.</p> <p>Recycle/trash bins and bench details are included, but are not shown on the plans. The applicant will need to work with Staff to find appropriate locations for these outside of the patio areas while maintaining sidewalk clearance. Planning is recommending that black armchairs, recycle/trash bins and benches be used to match the other site furnishings.</p>

Analysis Conditional Use – Patios	
<i>Process</i>	§153.236 of the Zoning Code identifies criteria for the review and approval of a conditional use (full text of criteria attached).

Analysis	Conditional Use – Patios
1) <i>Harmonious with the Zoning Code and/or Community Plan.</i>	Criterion met: This proposal is consistent with the requirements of the Zoning Code and the Community Plan.
2) <i>Complies with applicable standards.</i>	Criterion met: This proposal complies with all applicable standards.
3) <i>Harmonious with existing or intended character in vicinity.</i> Conditions 1 and 2	Criterion met with conditions: The proposed use will not alter the essential character of the area and is compatible with surrounding uses. Planning is recommending that all site furnishings be black and that all patio furniture be stored off-site during the off season.
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: Proposed operations will not have an adverse effect on surrounding uses.
5) <i>Will provide adequate services and facilities.</i> Condition 3	Criterion met with condition: The patios will provide service and facilities. The applicant will need to work with Staff to find appropriate locations for the recycle/litter bins and benches.
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use contributes positively to the economic climate of the city and retail center.
7) <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	Criterion met: The proposed patios are located appropriately on the site and provide an additional amenity to the surrounding residents.
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: The proposed patios will not impact the circulation of the site, as sidewalk clearance is maintained.

Analysis		Conditional Use – Patios
9) <i>Not detrimental to property values in the vicinity.</i>	Not applicable.	
10) <i>Will not impede the development or improvement of surrounding properties.</i>	Criterion met: This proposal is contained on site and will not impede development or improvement to the surrounding properties.	

Recommendation		Conditional Use – Patios
Approval	In Planning's analysis, the operation of the proposed use is consistent with the applicable review criteria of a conditional use. Planning recommends approval of this request with 3 conditions.	
Conditions	1) That all site furnishings be black; 2) That patio furniture be stored off-site during the off season; and 3) The applicant work with Staff to find appropriate locations for the recycle/litter bins and benches.	

Details		Conditional Use – Personal Service
Proposal	This is a proposal for a beauty/barbershop to be located within Subarea 5B. Personal Services require a Conditional Use approval under §153.026, Suburban Office and Institutional District.	
Operational Details	<p>The proposed beauty/barbershop will occupy a tenant space of approximately 1,450 square-feet of the total 12,000-square-foot commercial building. The shop will have approximately 8 barber chairs and a waiting area that will allow for a maximum of 20 customers. The salon will be open Monday thru Friday from 9 a.m. to 9 p.m., Saturday 9 a.m. to 6 p.m. and Sunday from 10 a.m. to 6 p.m. There will be a maximum of 10 employees at one time.</p> <p>The proposed retail center provides 66 spaces more than required by Code which will be adequate to accommodate for peak hours of operations.</p>	

Analysis		Conditional Use – Personal Service
Process	§153.236 of the Zoning Code identifies criteria for the review and approval of a conditional use (full text of criteria attached).	

Analysis	Conditional Use – Personal Service
1) <i>Harmonious with the Zoning Code and/or Community Plan.</i>	Criterion met: This proposal is consistent with the requirements of the Zoning Code and the Community Plan.
2) <i>Complies with applicable standards.</i>	Criterion met: No modifications to the site or the building are proposed in response to this use.
3) <i>Harmonious with existing or intended character in vicinity.</i>	Criterion met: The proposed use is a commercial use commonly found in retail centers and will not alter the essential character of the area.
4) <i>Will not have a hazardous or negative impact on surrounding uses.</i>	Criterion met: Proposed operations will not have an adverse effect on surrounding uses as they are operating during typical business hours.
5) <i>Will provide adequate services and facilities.</i>	Not Applicable.
6) <i>Will not harm the economic welfare.</i>	Criterion met: This proposed use contributes positively to the economic climate of the city.
7) <i>Create no use or characteristic that is detrimental to the surrounding uses.</i>	Criterion met: The use will not be detrimental to the surrounding area. The shopping center has adequate access, parking and the proposed beauty/barbershop will fit with the commercial uses permitted on the site.
8) <i>Vehicular circulation will not interfere with existing circulation.</i>	Criterion met: The proposed use does not alter the circulation of the site.
9) <i>Not detrimental to property values in the vicinity.</i>	Criterion met: This proposal will not be detrimental to property values in the vicinity and will provide an additional amenity to the surrounding community.

Analysis	Conditional Use – Personal Service
10) <i>Will not impede the development or improvement of surrounding properties.</i>	Criterion met: This proposal uses are contained on site and will not impede development or improvement to the surrounding properties.

Recommendation	Conditional Use – Personal Service
Approval	In Planning’s analysis, the operation of the proposed use is consistent with the applicable review criteria of a conditional use. Planning recommends approval of this request.

Details	Preliminary/Final Plat
Process	The purpose of the preliminary and final plat is to assure conformance with the requirements set forth in Sections 152.085 through 152.095 of the Code, exclusive of other standards in the Code.
Plat Overview	<p>The proposed plat subdivides 10.117 acres of land into two lots. Lot 1 is 3.194 acres and includes the retail center being proposed with this application, the access drive off Sawmill Road and a portion of the proposed access drive. The Chase Bank parcel was previously created and is not included in this plat.</p> <p>Lot 2 is 6.923 acres and includes Summer Drive, which is a private street. Lot 2 will be required to go through the Final Development Plan review process at the time of development.</p>
Streets	This proposal includes the extension of the existing right-in/right-out internal drive off Summer Drive traveling north/south through the site and the connection to the access point off Sawmill Road. The drive from Emerald Parkway was pre-determined during the review of Chase Bank.

Analysis	Preliminary/Final Plat
Process	Following a recommendation by the Commission, the preliminary and final plat will be forwarded to City Council for final action. The plat can be recorded after City Council approval.
1) <i>Plat Information and Construction Requirements</i>	Criterion met with condition: This proposal is consistent with the requirements of the Subdivision Regulations and Zoning Code. Any other minor technical adjustments should be made prior to Council review.
Condition 1	

Analysis	Preliminary/Final Plat
2) <i>Street, Sidewalk, and Bikepath Standards</i>	Criterion met: Access easements are provided for private access drives. The existing sidewalk will remain and the proposed bike path meets all applicable standards.
3) <i>Utilities</i>	Criterion met: This plat establishes necessary easements for the construction and maintenance of utilities in accordance with all applicable standards. The applicant will need to work with Staff to address the comments regarding gas lines and easements.
4) <i>Open Space Requirements</i>	Criterion met: No open space dedication is required with this application.

Recommendation	Preliminary/Final Plat
Summary	This proposal complies with the preliminary and final plat review criteria and approval of this request is recommended with one condition.
Conditions	1) That the applicant ensures that any minor technical adjustments to the plat are made prior to City Council submittal.

REVIEW CRITERIA

FINAL DEVELOPMENT PLAN CRITERIA

In accordance with Section 153.055(B) *Plan Approval Criteria*, the Code sets out the following criteria of approval for a final development plan:

- 1) The plan conforms in all pertinent respects to the approved preliminary development plan provided, however, that the Planning and Zoning Commission may authorize plans as specified in §153.053(E)(4);
- 2) Adequate provision is made for safe and efficient pedestrian and vehicular circulation within the site and to adjacent property;
- 3) The development has adequate public services and open spaces;
- 4) The development preserves and is sensitive to the natural characteristics of the site in a manner that complies with the applicable regulations set forth in this Code;
- 5) The development provides adequate lighting for safe and convenient use of the streets, walkways, driveways, and parking areas without unnecessarily spilling or emitting light onto adjacent properties or the general vicinity;
- 6) The proposed signs, as indicated on the submitted sign plan, will be coordinated within the Planned Unit Development and with adjacent development; are of an appropriate size, scale, and design in relationship with the principal building, site, and surroundings; and are located so as to maintain safe and orderly pedestrian and vehicular circulation;
- 7) The landscape plan will adequately enhance the principal building and site; maintain existing trees to the extent possible; buffer adjacent incompatible uses; break up large expanses of pavement with natural material; and provide appropriate plant materials for the buildings, site, and climate;
- 8) Adequate provision is made for storm drainage within and through the site which complies with the applicable regulations in this Code and any other design criteria established by the City or any other governmental entity which may have jurisdiction over such matters;
- 9) If the project is to be carried out in progressive stages, each stage shall be so planned that the foregoing conditions are complied with at the completion of each stage; and
- 10) The Commission believes the project to be in compliance with all other local, state, and federal laws and regulations.

CONDITIONAL USE CRITERIA

Section 153.236(C) sets out criteria for the review and approval of a Conditional Use.

- 1) The proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective or purpose of the Zoning Code and/or Community Plan.
- 2) The proposed use will comply with all applicable development standards, except as specifically altered in the approved conditional use.

- 3) The proposed use will be harmonious with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area.
- 4) The use will not be hazardous to or have a negative impact on existing or future surrounding uses.
- 5) The area and proposed use(s) will be adequately served by essential public facilities and services such as highways, streets, police, and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.
- 6) The proposed use will not be detrimental to the economic welfare of the community.
- 7) The proposed use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.
- 8) Vehicular approaches to the property shall be so designed as not to create interference with traffic on surrounding public and/or private streets or roads.
- 9) The proposed use will not be detrimental to property values in the immediate vicinity.
- 10) The proposed use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

PRELIMINARY/FINAL PLAT CRITERIA

The Zoning Code does not contain specific criteria to guide the review of plats. Planning bases the evaluation on the conformance of the plat with the requirements set forth in Chapter 152: *Subdivision Regulations* of the Code, which are summarized below:

- The proposed final plat document includes all the required technical information.
- Construction will be bonded and completed in an appropriate time frame, inspections will be conducted by the City in accordance with Engineering standards for improvements, and maintenance will be completed as necessary.
- The proposed lots, street widths, grades, curvatures, intersections, and signs comply with the standards set forth in these Code sections.
- The proposal includes provisions for water, storm drainage, sanitary sewer, electric, telephone, and cable supplies in accordance with approved standards.
- The proposed development complies with the open space and recreation facility requirements or payment into the Parkland Acquisition Fund is made in lieu of dedication.

In addition, the Planning and Zoning Commission is to determine that the final layout and details of the final plat comply with the approved preliminary plat. The Commission is to consider several factors in making its recommendation:

- 1) The final plat conforms with the approved preliminary plat;

- 2) The plat conforms to the adopted Thoroughfare Plan and meets all applicable parkland dedication and open space requirements; and
- 3) The final plat conforms to the subdivision and zoning regulations, municipal stormwater regulations, and other applicable requirements.